

## Expected Resources

### AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

#### Introduction

The cities of Eugene and Springfield each receive and administer its own CDBG funds from the U.S. Department of Housing and Urban Development (HUD). The Eugene-Springfield HOME Consortia, which is administered by the City of Eugene, also receives HOME funds. The table below summarizes the federal assistance and program income that each city anticipates will receive during the five-year strategic plan period. The jurisdictions partner, in varying degrees, with a number of housing developers, public service agencies and homeless shelter/housing providers to maximize CDBG and HOME resources and other public and private resources.

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,427,820	815,000	0	2,242,820	8,971,280	This is the Eugene CDBG allocation outlined in this Plan.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	1,279,893	950,000	0	2,229,893	6,119,572	This is the Consortium HOME allocation, outlined in this Plan
Other	public - federal	Other	839,940	0	0	839,940	0	CDBG-CV funds to prevent, prepare, and respond to the coronavirus.

Table 1 - Expected Resources – Priority Table

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

The Eugene-Springfield HOME Consortium tracks HOME match contributions on a continual basis to ensure compliance with applicable HOME program regulations, which require a minimum 25% matching contribution. The following is a list of non-Federal public and private funding sources that are expected to be available for project development:

Bond Financing: For multi-family affordable housing and single-family projects. A portion of the bonds issued by a state, local government, or housing development agency may be considered as HOME match.

Oregon Housing Trust Fund: Administered by the State of Oregon, eligible activities include pre- development, acquisition, construction and rehabilitation costs associated with low-income housing development. The full amount of Oregon Housing Trust Fund loans invested into the project is eligible as HOME match.

Oregon Affordable Housing Tax Credit Program: Administered by the State of Oregon, this program provides below-market interest rates for low-income housing projects. The maximum interest rate reduction is approximately 4% below market, for a maximum term of 20 years. HOME match is calculated by applying the present discounted cash value to the total yield foregone by the lender.

Eugene Affordable Housing Trust Fund: In May of 2019, the Eugene City Council passed an ordinance establishing a Construction Excise Tax (CET) for the City. The tax has created a dedicated source for the Affordable Housing Trust Fund, which will pay for projects and programs that increase availability and access to owner- and renter-occupied housing that is affordable to lower income community members.

Local Fees: In 1997/98, the Eugene City Council approved an exemption for System Development Charges (SDC) for non-profit sponsored low-income housing projects. The Eugene City Council established a base amount of \$115,000 and has approved inflationary increases each year in addition to the base amount. If not used, these exemptions can be carried forward. The local utility, Eugene Water and Electric Board, also offers a grant for Water SDCs of up to

\$100,000 per year. These funds must be used in the year allocated and do not carry forward. These contributions are eligible as HOME match.

**If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

The City of Eugene has a history of utilizing public property for affordable housing. While no specific properties have been dedicated for future affordable housing, the City will continue to look for opportunities. The City of Springfield does not own a lot of land itself that could be put toward affordable housing, but is looking at what it has, as well as land owned by other public agencies, to determine whether certain properties are well suited for affordable housing.

**Discussion**

The resources under the direct control of the two cities include the CDBG and HOME funding for affordable housing. This funding is used strategically to leverage other funds and volunteer contributions.

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Increase the supply of affordable housing	2020	2024	Affordable Housing Public Housing Homeless Non-Homeless Special Needs		Renter Needs Non-homeless Special Needs Populations	HOME: \$2,006,904	Rental units constructed: 80 Household Housing Unit
2	Rehabilitate existing housing stock	2020	2024	Affordable Housing		Renter Needs Owner Needs Homelessness Needs Non-homeless Special Needs Populations	CDBG: \$902,820	Rental units rehabilitated: 70 Household Housing Unit Homeowner Housing Rehabilitated: 30 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Remove barriers to affordable housing	2020	2024	Affordable Housing		Renter Needs Owner Needs Homelessness Needs Non-homeless Special Needs Populations Low-Income Areas & Areas of Slums and Blight		Other: 5 Other
5	Support human services system	2020	2024	Homeless Non-Homeless Special Needs		Renter Needs Owner Needs Homelessness Needs Non-homeless Special Needs Populations	CDBG: \$330,000	Public service activities other than Low/Moderate Income Housing Benefit: 20000 Persons Assisted Other: 3 Other
6	Promote economic development	2020	2024	Non-Housing Community Development		Employment Opportunities Low-Income Areas & Areas of Slums and Blight	CDBG: \$565,000	Jobs created/retained: 30 Jobs Businesses assisted: 5 Businesses Assisted Other: 30 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
7	Improve low-income neighborhoods	2020	2024	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development		Renter Needs Owner Needs Homelessness Needs Non-homeless Special Needs Populations Employment Opportunities Low-Income Areas & Areas of Slums and Blight		
8	Administration	2020	2024	Administration			CDBG: \$445,000 HOME: \$222,989	Other: 1 Other

Table 2 – Goals Summary

### Goal Descriptions

1	<b>Goal Name</b>	Increase the supply of affordable housing
	<b>Goal Description</b>	<p>Housing affordability challenges illustrate that it is necessary to continue to add units to the stock of affordable housing. The Cities of Eugene and Springfield will use a combination of HOME and CDBG funds for acquisition and development subsidies for affordable housing, as well as for assistance to non-profit sponsors to build capacity for new development. This strategy will address the priority needs of renters, homeless, and special needs populations. Selected measurements include rental units constructed for this year. A portion of HOME funds may also be used to provide additional support to projects that previously received HOME funding and are within their period of affordability in order to address impacts of COVID-19.</p> <p>The total HOME Funding Allocated includes \$1,942,909 for Housing Development and \$63,995 for CHDO Operating Support for a total of \$2,006,904.</p>
2	<b>Goal Name</b>	Rehabilitate existing housing stock
	<b>Goal Description</b>	<p>In addition to adding units, continued efforts are necessary to preserve existing rental and ownership housing for low-income persons. The Cities of Eugene and Springfield primarily use CDBG funds for this purpose, and use funds to provide assistance for minor home repairs and accessibility improvements. Additionally, the City of Eugene operates a Housing Revolving Loan Pool with CDBG funds for rental rehabilitation and owner rehabilitation loans. This strategy will address the priority needs of renters, home owners, the homeless, low-income areas, and special needs populations.</p>
4	<b>Goal Name</b>	Remove barriers to affordable housing
	<b>Goal Description</b>	<p>Eugene seek opportunities to affirmatively further fair housing and also raise awareness of the housing needs of low- and moderate-income persons, so these may be considered in the development of related policies and regulations. This strategy will address the priority needs of renters, home owners, the homeless, and low-income areas. The selected measurement includes the number of fair housing events. This is not a standard measure and is captured under "other".</p> <p>The \$15,000 in CDBG funds will support a contract for fair housing services with Fair Housing Council of Oregon. This is considered an administrative expense under CDBG regulations and captured under the administrative goal. Other support is provided directly by City staff for support of fair housing and barrier removal activities.</p>

5	<b>Goal Name</b>	Support human services system
	<b>Goal Description</b>	The Cities of Eugene and Springfield collaborate with Lane County to fund human service providers. This collaborative funding model uses available federal, state and local funds to efficiently support local agencies. The Human Services Commission is the intergovernmental body that guides the use of funds and oversees the activities of agencies receiving funds. In addition, both the Cities of Eugene and Springfield provide capital grants for public facilities operated primarily by nonprofit service providers. This strategy will address the priority needs of the homeless and special needs population. Selected measurements include Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit, Public service activities other than Low/Moderate Income Housing Benefit, and Number of Public Facilities Improved. The first two measurements were selected from HUD's standard list and the third is captured under "other. The total CDBG funding allocated includes \$330,000 for public service activities to support the provision of human services.
6	<b>Goal Name</b>	Promote economic development
	<b>Goal Description</b>	The City of Eugene will use CDBG funds to undertake economic development activities resulting in job creation for low- and moderate-income households. The City of Eugene's Business Development Fund will continue to provide loans to local businesses resulting in job creation or retention. This Fund operates primarily with program income from previous business loans. Eugene will continue to use CDBG funds allocated in a previous year to continue support of microenterprise training for low- and moderate-income persons. This strategy will address the priority needs of increasing employment opportunities. Selected measurements include Jobs created/retained, Businesses assisted, and number of micro business trainees. The first two measurements were selected from HUD's standard list and the third is captured under "other
7	<b>Goal Name</b>	Improve low-income neighborhoods
	<b>Goal Description</b>	
8	<b>Goal Name</b>	Administration
	<b>Goal Description</b>	A portion of HOME and CDBG entitlement funds and program income may be used to support administrative costs including planning, monitoring, fair housing, and overhead costs. These activities support all of the goals identified in the Consolidated Plan.



## **AP-35 Projects - 91.420, 91.220(d)**

### **Introduction**

The 2020 Consolidated Plan process has led to an emphasis on goals and strategies to meet the basic needs of low- and moderate-income households, including human services, housing, and jobs during the 2020-2024 period. The following narrative describes the proposed allocation of funds for (PY) 2020 as it relates to the goals identified in the Consolidated Plan.

Affordable housing goals are intended to address HUD program objectives to provide decent, safe, and affordable housing. A total of five affordable housing goals are included in the 2020 Consolidated Plan. These goals and the strategies Eugene and Springfield propose to undertake based on their allocation of CDBG and HOME funds in (PY) 2020 are described below.

Increase the supply of affordable housing: Both Eugene and Springfield will undertake activities to increase the supply of affordable housing with an emphasis on priority needs identified in the Consolidated Plan. Activities will include Housing Development and CHDO Operating Support using HOME funds.

Rehabilitate existing housing stock affordable to low-income persons: Eugene will utilize CDBG funds to continue efforts to preserve existing rental and ownership housing for low-income persons. Funded programs include emergency home repairs and accessibility improvements, homeowner rehabilitation loans, and rental property rehabilitation loans.

Remove barriers to affordable and supportive housing: Eugene will seek opportunities to affirmatively further fair housing and also raise awareness of the housing needs of low- and moderate-income persons so these needs may be considered in the development of related policies and regulations.

Community development goals are intended to satisfy HUD program objectives by providing human services; creating jobs; improving access to public facilities; and furthering neighborhood revitalization, planning, and community-building activities. A total of three community development goals were included in the 2020 Consolidated Plan. These goals and the strategies Eugene propose based on their allocation of CDBG funds for (PY) 2020 are described below.

Support a human services delivery system to address the needs of homeless persons and special needs populations: Eugene collaborates with Lane County to fund human service providers. This collaborative funding model uses available federal, state, and local funds to efficiently support local agencies. The Human Services Commission is the intergovernmental board that guides the use of funds and oversees the activities of agencies receiving funds. Eugene also directly funds improvements to human service capital facilities but has not allocated additional funds for this activity this year as previously funded

projects are still underway.

Promote economic development and employment opportunities through the creation of jobs and business development: Eugene will use CDBG funds to undertake economic development activities resulting in job creation for low- and moderate income households through the Business Development Loan Fund. Previously allocated funds will be used to support the Microenterprise Training Program.

#	Project Name
1	HOME: Housing Development 2020
2	HOME: CHDO Operating Support 2020
3	HOME: Administration 2020
4	CDBG: Eugene Housing Rehabilitation 2020
5	CDBG: Eugene Public Services 2020
6	CDBG: Economic Development Activities 2020
7	CDBG: Eugene Administration 2020
8	CDBG-CV: Housing Assistance 2020
9	CDBG-CV: Homeless Services 2020
10	CDBG-CV: Microenterprise Training 2020
11	CDBG-CV: Administration and Fair Housing 2020

**Table 3 – Project Information**

**Describe the reasons for allocation priorities and any obstacles to addressing underserved needs**

The proposed priorities are consistent with the Strategic Plan and prioritize use of new entitlement funding for human services and affordable housing. The rationale for these priorities is described in detail in the Needs Assessment, Market Analysis, and Strategic Plan sections of the Consolidated Plan.

There are multiple barriers to addressing underserved needs including declining federal funding, increased regulatory complexity, and increasing community needs. Work continues with local, state, and federal partners to maintain or increase resources and develop partnerships for increasing access to human services and affordable housing.

**AP-38 Project Summary**  
**Project Summary Information**

1	<b>Project Name</b>	HOME: Housing Development 2020
	<b>Target Area</b>	
	<b>Goals Supported</b>	Increase the supply of affordable housing
	<b>Needs Addressed</b>	Renter Needs Homelessness Needs Non-homeless Special Needs Populations
	<b>Funding</b>	HOME: \$1,942,909
	<b>Description</b>	Eugene and Springfield allocated \$1,942,909 in HOME funds for Housing Development.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	A Request for Proposals will be released in August to support affordable housing development projects in Eugene and Springfield. The amount of CHDO set-aside is described in the Request for Proposals. It is estimated that these resources could support up to 80 units of affordable housing and will be targeted to households earning 50% of AMI and below. Given that projects have not yet been selected more detailed information is not yet available.  Multiple current projects are underway and described under AP-55 however these reflect uses of funds received in previous years.
	<b>Location Description</b>	Throughout Eugene and Springfield
	<b>Planned Activities</b>	Eugene and Springfield allocated \$1,942,909 in HOME funds for Housing Development. A Request for Proposals will be released in August to support affordable housing development projects in Eugene and Springfield.
2	<b>Project Name</b>	HOME: CHDO Operating Support 2020
	<b>Target Area</b>	
	<b>Goals Supported</b>	Increase the supply of affordable housing
	<b>Needs Addressed</b>	Renter Needs Owner Needs Homelessness Needs Non-homeless Special Needs Populations
	<b>Funding</b>	HOME: \$63,995
	<b>Description</b>	Capacity building and general operating expenditures for local Community Housing Development Organizations to assist with developing housing.

	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	CHDO Operating Support expands the capacity of organizations rather than specific families. Estimates for the number of and type of families that will benefit is reported under the Housing Development project and AP-55.
	<b>Location Description</b>	Consortium wide
	<b>Planned Activities</b>	Capacity building and general operating expenditures for local Community Housing Development Organizations to assist with developing housing.
<b>3</b>	<b>Project Name</b>	HOME: Administration 2020
	<b>Target Area</b>	
	<b>Goals Supported</b>	Administration
	<b>Needs Addressed</b>	Renter Needs Homelessness Needs Non-homeless Special Needs Populations
	<b>Funding</b>	HOME: \$222,989
	<b>Description</b>	General management, oversight and coordination of HOME grant programs. Budgeted amount includes 10 percent of new entitlement funds plus 10 percent of program income estimated to be received from the prior fiscal year plus 10% of \$750,000 in program income to be received in the current fiscal year.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	HOME Administration supports the administration of all HOME activities. Estimates for the number of and type of families that will benefit is reported under the Housing Development project and AP-55.
	<b>Location Description</b>	Consortium wide
	<b>Planned Activities</b>	General management, monitoring, oversight and coordination of HOME grant programs.
<b>4</b>	<b>Project Name</b>	CDBG: Eugene Housing Rehabilitation 2020
	<b>Target Area</b>	
	<b>Goals Supported</b>	Rehabilitate existing housing stock

	<b>Needs Addressed</b>	Renter Needs Owner Needs Homelessness Needs Non-homeless Special Needs Populations
	<b>Funding</b>	CDBG: \$902,820
	<b>Description</b>	Eugene uses CDBG funds to provide assistance for rental housing rehabilitation, as well as emergency minor home repairs and accessibility improvements for homeowners.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This strategy will address the priority needs of renters, home owners, the homeless, low-income areas, and special needs populations. Specific projects for use of funds received for 2020 have not yet been selected but it is estimated these resources will support 70 renter households and 30 homeowner households.  Multiple current projects are underway and described under AP-55 however these reflect uses of funds received in previous years.
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Funding for Eugene's housing rehabilitation loan and grant programs.
5	<b>Project Name</b>	CDBG: Eugene Public Services 2020
	<b>Target Area</b>	
	<b>Goals Supported</b>	Support human services system
	<b>Needs Addressed</b>	Renter Needs Owner Needs Homelessness Needs Non-homeless Special Needs Populations
	<b>Funding</b>	CDBG: \$330,000
	<b>Description</b>	Eugene Human Service Operations - Eugene will provide an estimated \$330,000 in CDBG funds to the Human Services Commission to support public services for low-, very low-income, and moderate-income persons. A significant proportion of person served by these agencies are homeless or at-risk of homelessness.
	<b>Target Date</b>	6/30/2021

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Based on the three previous years' numbers, an estimated 20,000 individuals of very low, low-, and moderate- income will be served through public services. A significant proportion of person served by these agencies are homeless or at-risk of homelessness. Individuals and families will be served.
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Eugene Human Service Operations - Eugene will provide an estimated \$330,000 in CDBG funds to the Human Services Commission to support public services for low-, and very low-, and moderate- income persons. A significant proportion of person served by these agencies are homeless or at-risk of homelessness. Funded agencies include Food for Lane County, The Relief Nursery, Catholic Community Services, St. Vincent de Paul, and Womenspace.
6	<b>Project Name</b>	CDBG: Economic Development Activities 2020
	<b>Target Area</b>	
	<b>Goals Supported</b>	Promote economic development
	<b>Needs Addressed</b>	
	<b>Funding</b>	CDBG: \$565,000
	<b>Description</b>	The City of Eugene will use CDBG funds to undertake economic development activities resulting in job creation for low- and moderate-income households. The City of Eugene's Business Growth Loan (formerly called the Business Development Fund) will continue to provide loans to local businesses resulting in job creation or retention. This loan operates primarily with program income from previous business loans. Eugene will support of microenterprise training for low- and moderate-income persons. This strategy will address the priority needs of increasing employment opportunities. Selected measurements include Jobs created/retained, Businesses assisted, and number of micro business trainees. The first two measurements were selected from HUD's standard list and the third is captured under "other". An estimated \$565,000 in program income will be used for loans and project delivery costs. Previously allocated funds will be used to support microenterprise training.
	<b>Target Date</b>	6/30/2025

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	These economic development activities are expected to result in job creation or retention for 30 low- and moderate-income households. The Business Growth Loan is expected to benefit 5 businesses.
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Eugene Business Growth Loan (formerly known as the Eugene Business Development Fund) - Eugene will continue to operate its Business Growth Fund to provide loans to local businesses resulting in job creation or retention. An estimated \$565,000 in program income will be used for loans and project delivery costs.
<b>7</b>	<b>Project Name</b>	CDBG: Eugene Administration 2020
	<b>Target Area</b>	
	<b>Goals Supported</b>	Remove barriers to affordable housing Administration
	<b>Needs Addressed</b>	Renter Needs Owner Needs Homelessness Needs Non-homeless Special Needs Populations Employment Opportunities Low-Income Areas & Areas of Slums and Blight
	<b>Funding</b>	CDBG: \$445,000
	<b>Description</b>	General management, oversight, and coordination of CDBG programs. Includes funding for indirect costs and fair housing services.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	CDBG Administration supports the administration of all CDBG activities. Estimates for the number of and type of families that will benefit is reported under the specific projects and AP-55.
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	General management, oversight, and coordination of CDBG programs. Includes funding for indirect costs and fair housing services.
<b>8</b>	<b>Project Name</b>	CDBG-CV: Housing Assistance 2020
	<b>Target Area</b>	
	<b>Goals Supported</b>	Support human services system

	<b>Needs Addressed</b>	Renter Needs Homelessness Needs Non-homeless Special Needs Populations
	<b>Funding</b>	CDBG-CV: \$420,000
	<b>Description</b>	Provide access to housing navigation assistance, homelessness prevention services, and direct rent and utility assistance.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated 210 low-income households will benefit from the proposed activity.
	<b>Location Description</b>	These services will be available to households living throughout the City of Eugene.
	<b>Planned Activities</b>	Provide access to housing navigation assistance, homelessness prevention services, and direct rent and utility assistance.
<b>9</b>	<b>Project Name</b>	CDBG-CV: Homeless Services 2020
	<b>Target Area</b>	
	<b>Goals Supported</b>	Support human services system
	<b>Needs Addressed</b>	Homelessness Needs
	<b>Funding</b>	CDBG-CV: \$300,000
	<b>Description</b>	Expand support for homeless services at day access centers and emergency shelters including navigation services.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated <b>1000 homeless individuals</b> will benefit from the proposed activity.
	<b>Location Description</b>	These services will be available to homeless persons living throughout the City of Eugene.
<b>Planned Activities</b>	Expand support for homeless services at day access centers and emergency shelters including navigation services.	
<b>10</b>	<b>Project Name</b>	CDBG-CV: Microenterprise Training 2020
	<b>Target Area</b>	
	<b>Goals Supported</b>	Promote economic development

	<b>Needs Addressed</b>	Employment Opportunities
	<b>Funding</b>	CDBG-CV: \$30,000
	<b>Description</b>	Provide microenterprise training for low- and moderate-income persons.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	An estimated 30 people will receive microenterprise training.
	<b>Location Description</b>	These services will be available to people living throughout the City of Eugene.
	<b>Planned Activities</b>	Provide microenterprise training for low- and moderate-income persons.
<b>11</b>	<b>Project Name</b>	CDBG-CV: Administration and Fair Housing 2020
	<b>Target Area</b>	
	<b>Goals Supported</b>	Remove barriers to affordable housing Administration
	<b>Needs Addressed</b>	Renter Needs Owner Needs Homelessness Needs Non-homeless Special Needs Populations
	<b>Funding</b>	CDBG-CV: \$89,940
	<b>Description</b>	Support administration of CDBG-CV funds including the allocation process, program development, development of contracts, regulatory compliance, and reporting. Support fair housing activities to address impediments to fair housing and to implement identified fair housing strategies.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Four trainings will be offered COVID-19 impacts related to fair housing.
	<b>Location Description</b>	Fair housing services will be available to households living throughout the City of Eugene.

	<b>Planned Activities</b>	Support administration of CDBG-CV funds including the allocation process, program development, development of contracts, regulatory compliance, and reporting.  Support for fair housing activities to address impediments to fair housing and to implement identified fair housing strategies, including renters hotline and 4 fair housing trainings.
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## **AP-50 Geographic Distribution - 91.420, 91.220(f)**

### **Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed**

The City of Eugene will not direct assistance to any geographic location within the City.

#### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>

**Table 4 - Geographic Distribution**

#### **Rationale for the priorities for allocating investments geographically**

The needs in the City of Eugene are located throughout the community, and no area is identified as a priority for purposes of allocating funds for housing, public facilities or public services. There are three areas in Eugene consisting of more than 51% low- to moderate-income residents, and they include Highway 99, River Road area and areas near downtown. While there is no specific geographic priority proposed, these areas are all served through city-wide housing and community development programs. This information is depicted on a map in Section NA-10.

#### **Discussion**

See above.

## Affordable Housing

### AP-55 Affordable Housing - 91.420, 91.220(g)

#### Introduction

The following projects are expected to be completed within the Action Plan period using HOME funds in Eugene and Springfield and CDBG funds in Eugene only.

Rental Rehabilitation Loan- Ya-Po-Ah Terrace Retirement Apartments, which is a federally subsidized HUD senior housing property, is using \$1,500,000 in CDBG funds to partially support substantial rehabilitation of 222 units of affordable housing for low-income seniors, including energy efficiency upgrades, noise mitigation, and additional accessibility improvements. These efforts also result in the ability for the owner, Evergreen Union Retirement Association (EURA), to preserve the HUD subsidy for future generations of low-income seniors in Eugene. Construction is underway and is scheduled to be complete by the end of 2020. Residents are temporarily relocated offsite in phases through construction. Once completed, Ya-Po-Ah Terrace will continue to provide affordable senior units to the community.

Emergency Home Repair and Accessibility Improvements – The City of Eugene will make emergency and accessibility improvements using CDBG funds to 30 homes occupied by very low-income persons throughout Eugene. Of the total, it is estimated that 15 households will have one or more persons who are disabled and/or elderly.

Housing Development – Market District Commons (Homes for Good) will create 49 new one- and two-bedroom units of affordable housing, including 12 units of housing for veterans and people with disabilities experiencing homelessness, and 3 units for people with developmental disabilities.

Additional projects impacting 172 affordable housing units are underway but are not expected to be completed until the following program year. These projects include Commons on MLK (Homes for Good), Hayden Bridge Meadows (Homes for Good) and Iris Place (SVdP).

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	12
Non-Homeless	49
Special-Needs	240
Total	301

**Table 5 - One Year Goals for Affordable Housing by Support Requirement**

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	0
The Production of New Units	49

<b>One Year Goals for the Number of Households Supported Through</b>	
Rehab of Existing Units	252
Acquisition of Existing Units	0
Total	301

**Table 6 - One Year Goals for Affordable Housing by Support Type**

**Discussion**

## **AP-60 Public Housing - 91.420, 91.220(h)**

### **Introduction**

In January 2014, the Lane Livability Consortium released a report outlining the needs of affordable housing residents including residents of public housing. The greatest needs expressed included increased access to affordable units, improved sense of security and safety, increased food security, health care and legal assistance, financial literacy education, living wages, and affordable public transit.

### **Actions planned during the next year to address the needs to public housing**

Home for Good's strategies include aggressively pursuing additions to the housing supply through the use of government subsidies and incentives as well as public/private partnerships. Strategies underway include:

1. Enhanced Resident Services at The Oaks at 14th. This 54-unit project was brought online in the Spring of 2017 but significant time continued to be invested in this project as part of the Pay for Success/The Way Home Project to further increase the impact of the project.
2. \$6.1mm preservation project for Richardson Bridge through comprehensive rehabilitation. This 32-unit project that was built in 1992 as one of the State of Oregon's first Low Income Housing Tax Credit (LIHTC) projects. Capital needs assessment completed in 2015 indicated significant envelope and water intrusion issues Comprehensive rehabilitation completed in 2018 by securing competitive 9% LIHTC in 2016. 12 Public Housing to Project Based Housing Choice Voucher (PBV) Rental Assistance Demonstration (RAD) subsidy conversion as part of this rehabilitation.
3. \$2.1mm received in sales proceeds from 12 Scattered Site Public Housing Single Family Homes and Duplexes due to subsidy conversion described in previous bullet. These funds to be reinvested in new affordable housing or preserving existing affordable housing.
4. Purchased Glenwood Place a future affordable housing site.
5. \$3.75mm acquisition of new administrative headquarters on 100 W 13th.
6. \$4.3mm preservation project for Sheldon Village through comprehensive rehabilitation. This 78-unit project that was built in 2 phases in 2004 and 2005. Capital needs assessment completed in 2015 indicated significant envelope and water intrusion issues. Comprehensive rehabilitation underway and currently at 50% completion.
7. \$17mm new construction project the Market District Commons. This 50-unit project is the culmination of 6 years of pre-development planning and is a cornerstone of an unprecedented level of investment in downtown revitalization, including 15 Project Based Section 8 vouchers awarded to the project. These units will be prioritized for veterans experiencing homelessness and people with disabilities. Construction is underway.
8. \$32mm Rental Assistance Demonstration Preservation through New Construction Project. This 122-unit project will be two different sites in one financial transactions. In summary we are building the new project and in parallel Homes for Good is selling 100 single family homes and

duplexes that receive a Public Housing rental/operating subsidy and converting these subsidies to a Section 8 subsidy that will be placed into 100 newly constructed units. The overall project will produce 122 units 49 of which will be in Eugene (Taney Place) and the balance of 73 will be in Springfield (Hayden Bridge Meadows).

9. \$13mm new construction project The Commons on MLK. This 51 unit project is a powerful partnership with Lane County to implement the priorities/goals of the Poverty and Homelessness Board. The project has received the following capital commitments - \$3mm from OHCS for a non-competitive housing first project, \$500k from Trillium, \$750k from the Federal Home Loan Bank, \$540k from the Oregon Health Authority, \$500k from Pacific Source, \$1.1mm from the City of Eugene and we have two outstanding requests of \$500k each from Kaiser and Peace Health. The project has received the following supportive services commitments - \$180k from Pacific Source and we have two outstanding requests of \$250k each from Kaiser and Pacific Source. 51 Project Based Section 8 vouchers are tentatively awarded to the project.
10. Partnership with U of O School of Architecture (OregonBILDs) to design and build the homes.

### **Actions to encourage public housing residents to become more involved in management and participate in homeownership**

Homes for Good has a very active Resident Advisory Board, including representatives from each of our programs and communities. There are twelve active members on the board and they meet eight times annually to provide feedback and direction on agency policies and plans. Homes for Good has also expanded the services available to all of our residents including the expansion of our on-site resident services programming, growth of our Family Self-Sufficiency program and the development of a new role focused on supporting Section 8 voucher holders achieve housing stability and success. We have also strengthened our partnerships with agencies such as Sponsors, Cornerstone Community Housing, Senior & Disabled Services, Food for Lane County and others to bring much needed services directly to the communities where our families live. For our residents who are interested in homeownership, our partnership with NEDCO provides the opportunity for individuals to participate in homeownership classes and access to resources to start them on the road to homeownership.

### **If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance**

Homes for Good is not designated as troubled. N/A

### **Discussion**

See above.

## **AP-65 Homeless and Other Special Needs Activities - 91.420, 91.220(i)**

### **Introduction**

**Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including**

**Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

The City of Eugene will continue to provide CDBG funds to support a human services delivery system to address the needs of homeless persons. These resources will directly fund the outreach to homeless persons, especially unsheltered and assessing their individual needs. Public service funds will support Catholic Community Services, Food for Lane County, The Relief Nursery, First Place Family Center, St. Vincent de Paul's Lindholm Center Singles Access Center, and Womenspace, a women's shelter. All of these agencies work with homeless persons and all conduct assessments of individual needs.

Through the Continuum of Care, several of these agencies participate in a coordinated entry system which provides an assessment, prioritization and referrals to housing programs in the Continuum of Care. The Continuum of Care includes housing programs for homeless households funded by HUD's Emergency Solutions Grant (ESG) and Continuum of Care (CoC) grant programs. Agencies that participate can complete a Comprehensive Assessment with the household and refer them to the Central Wait List. The assessment includes a prioritization tool that determines the rank of the household on the wait list. Lane County staff maintains the wait list and provide referrals to housing providers.

In addition to operating funds for these agencies that serve unsheltered persons, funds are awarded for capital projects to improve their physical capacity. These funds are awarded competitively, and priority will be to meet the needs of agencies serving homeless persons. Two capital improvements were recently completed using CDBG funds to expand the capacity to reach and serve homeless persons. The first was Catholic Community Services at their Eugene Service Center. Catholic Community Services is the largest distributor of food boxes among 150 Food for Lane County partners. An estimated 12,000 people were served at the center in 2019. Emergency housing vouchers, rapid rehousing, and other self-sufficiency programs are among the additional services provided to community members in need. The second facility recently completed was ShelterCare Homeless Medical Recuperation, a place for meals, medical recuperation, and wrap around services to people being discharged from hospitals who are homeless. Services include appropriate follow up medical care and case management. Two capital facility projects are underway in PY 20. The first is Looking Glass McKay Lodge, which provides male, juvenile offenders housing, meals, and access to an array of human services, health care, and education. The second facility is Whiteaker Head Start Community Center, Head Start of Lane County. The center serves low and extremely low income children, their

families, and provides services to the surrounding community. At this location, Head Start provides early childhood education, 4,000 meals per month, family education, and other supports to children and their families.

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

Supporting a human services delivery system to address the needs of homeless persons will directly fund the emergency and transitional housing needs of homeless persons. Funds have historically been awarded to First Place Family Center and Womenspace which provide emergency housing.

In addition to operating funds for these agencies that serve unsheltered persons, funds are awarded for capital projects to improve their physical capacity. These funds are awarded competitively, and priority will be to meet the needs of agencies serving homeless persons and special needs populations that are at significant risk of homelessness.

At the Homeless Medical Recuperation Program Facility, ShelterCare provides a place for meals, medical recuperation, and wrap around services to people being discharged from hospitals who are homeless. Services include appropriate follow up medical care and case management. These services significantly decrease the likelihood of re-hospitalization and emergency room visits, while making connections with other human service programs.

Homes for Good was awarded HOME funds to construct a four story, 51-unit apartment building in the Harlow neighborhood. The building will provide permanent supportive housing for persons experiencing homelessness, with supportive services available at all times. Construction is underway.

Homes for Good was awarded HOME funds to construct Market District Commons in downtown Eugene. The building will have 49 apartments for low-income households and one on-site manager apartment in four floors above first floor commercial. Fifteen of the units will use Project Based Vouchers rental assistance to target veterans and persons with disabilities experiencing homelessness. Construction is underway.

### **Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

The City of Eugene will continue to provide CDBG funds to support a human services delivery system to address the needs of homeless persons and help them find permanent housing more quickly. Public service funds will support to Catholic Community Services, Food for Lane County, The Relief Nursery,

First Place Family Center, St. Vincent de Paul's Lindholm Center Singles Access Center, and Womenspace, a women's shelter. All of these agencies work with homeless persons and all conduct assessments of individual needs.

Through the Continuum of Care, several of these agencies participate in a coordinated entry system which provides an assessment, prioritization and referrals to housing programs in the Continuum of Care. The Continuum of Care includes housing programs for homeless households funded by HUD's Emergency Solutions Grant (ESG) and Continuum of Care (CoC) grant programs. Agencies that participate can complete a Comprehensive Assessment with the household and refer them to the Central Wait List. The assessment includes a prioritization tool that determines the rank of the household on the wait list. Lane County staff maintains the wait list and provide referrals to housing providers.

In addition, the City of Eugene will continue to preserve and expand the supply of affordable housing so there are more units available for people and families transitioning from homelessness. As previously described, these projects are reviewed at the time of funding to ensure appropriate service partnerships are in place to support special needs populations.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.**

The City of Eugene is working internally and externally to build systems and resources to prevent homelessness and help people successfully move from publicly funded institutions and systems of care to stable housing. At a systemic level, the City of Eugene is engaged in health care reform, youth homelessness prevention, and community justice reform efforts.

The City of Eugene will continue to support specific projects to expand housing opportunities for these populations. The City recently provided HOME funds to create 51 units of permanent supportive housing to create the Commons on MLK (Homes for Good). The units will target persons who have been homeless the longest and provide an array of supportive on-site services. One current human service capital facility improvement project will preserve transitional housing for individuals discharged from youth correction facilities. The City is working with Lane County and Homes for Good to align resources to support additional projects.

## **Discussion**

In 2018, the City of Eugene and Lane County contracted with Technical Assistance Collaborative to

conduct a shelter feasibility study and homeless services system analysis ([https://www.eugene-or.gov/DocumentCenter/View/45881/TAC-Report\\_Final](https://www.eugene-or.gov/DocumentCenter/View/45881/TAC-Report_Final)). The two jurisdictions have taken multiple steps to implement the recommendations of the public shelter feasibility study.

## **AP-75 Barriers to affordable housing -91.420, 91.220(j)**

### **Introduction**

**Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment**

The City of Eugene will continue to staff the Housing Policy Board (HPB) as a forum to identify and address barriers to affordable housing. The City of Eugene passed an ordinance in April 2019, creating a Construction Excise Tax that will be placed into an Affordable Housing Trust Fund. Eugene plans to supplement the funds annually. Planning is underway to address the distribution of the funds. In addition, over the next year, HPB will address issues relating to the Eugene rental housing code, rental tenant protections and other policy issues. In addition, staff plan have commenced the Fair Housing planning process. Lastly, Eugene staff continue to work closely with other City staff in planning and building permits to ensure affordable housing projects do not encounter any barriers to development, offering education through Fair Housing trainings and technical assistance with Fair Housing Council of Oregon.

The City of Eugene also launched the Housing Tools & Strategies project to identify and mitigate barriers to the development of needed housing. There are multiple actions in progress related to land use, process efficiencies, and housing opportunities. Actions related to housing opportunities include allocation of the Affordable Housing Trust Fund resources, expanding Eugene's landbanking program, researching potential policies and programs related to renters protections, and reviewing short-term rental regulations.

### **Discussion**

## **AP-85 Other Actions - 91.420, 91.220(k)**

### **Introduction**

Through its funding allocation, implementation of its housing programs, and continued collaboration with the City of Springfield and Lane County, Eugene will enhance coordination between public and private housing and social service agencies, develop institutional structure, and reduce the number of poverty-level families. Springfield will also strive to address obstacles to meeting underserved needs, foster and maintain affordable housing, and reduce lead-based paint hazards.

### **Actions planned to address obstacles to meeting underserved needs**

Eugene will continue efforts to reach out to other stakeholders and partners to better address the needs of underserved persons. For example, there has been ongoing outreach to landlords to help those with housing assistance identify units they may rent. The Housing Policy Board will continue to serve as a forum for identifying obstacles and identifying actions to address those challenges.

### **Actions planned to foster and maintain affordable housing**

Eugene will continue to use both CDBG and HOME funds to help preserve assisted affordable housing units that are currently a part of the affordable housing inventory. Staff expect to continue conversations with major affordable housing providers to identify project preservation needs. As part of these conversations, staff will also engage with other funders of affordable housing to identify other resources to preserve this stock. The City of Eugene will continue to utilize CDBG funds to support the rehabilitation of its affordable housing stock. Projects that are underway or recently completed include the rehabilitation of Ya-Po-Ah Terrace (210 units of senior affordable housing) and Santa Clara Place (60 units of affordable housing). The City of Eugene has received inquiries for rehabilitation on the following existing affordable housing communities: Ross Lane, St. Vincent de Paul (36 units), Housing, Health & Wellness, Homes for Good/ShelterCare (28 units), and Prairie View (64 units) and WestTown on 8th(102 units), both Cornerstone Community Housing.

### **Actions planned to reduce lead-based paint hazards**

Eugene will utilize CDBG to support rehabilitation of both homeowner and rental housing that may contain lead-based paint hazards.

### **Actions planned to reduce the number of poverty-level families**

Eugene continues to collaborate with Lane County and the City of Springfield in regional efforts to reduce the number of poverty level families through participation on the Intergovernmental Human Services Commission and Poverty and Homelessness Board. Eugene continues to provide financial support of human service agency operations through the Human Services Commission. In addition, the

City of Eugene utilizes CDBG funds to provide business loans and microenterprise training that result in the creation of jobs available to low-income persons.

### **Actions planned to develop institutional structure**

Eugene will continue to collaborate with non-profit affordable housing developers and community agencies, public agency partners, and private industry to develop and operate projects and programs to deliver the outcomes associated with the goals of this Action Plan. In addition, Eugene is engaged in efforts to connect affordable housing and community development activities to emerging institutional structures around homelessness, public health, financial stability, and early education.

### **Actions planned to enhance coordination between public and private housing and social service agencies**

Eugene will continue to staff the Intergovernmental Housing Policy Board that brings together public officials from Eugene and Lane County as well as local public and private housing agencies. Eugene continues to participate in the Poverty and Homelessness Board that includes social service agencies.

### **Discussion**

# Program Specific Requirements

## AP-90 Program Specific Requirements - 91.420, 91.220(I)(1,2,4)

### Introduction

#### Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
<b>Total Program Income:</b>	<b>0</b>

#### Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	95.00%

#### HOME Investment Partnership Program (HOME) Reference 24 CFR 91.220(I)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

Not applicable.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

Not applicable.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

Not applicable.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

Not applicable.

## Expected Resources

### AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

#### Introduction

The cities of Springfield and Eugene each receive and administer its own CDBG funds from the U.S. Department of Housing and Urban Development (HUD). The Eugene-Springfield HOME Consortia, which is administered by the City of Eugene, also receives HOME funds for the region. The table below summarizes the federal assistance and program income that Springfield anticipates it will receive during the five-year strategic plan period. The jurisdictions partner, in varying degrees, with a number of housing developers, public service agencies and homeless shelter/housing providers to maximize CDBG

and HOME resources and other public and private resources.

**Anticipated Resources**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	556,955	788,000	226,650	1,571,605	2,527,820	This is the Springfield CDBG allocation outlined in this Plan.

**Table 7 - Expected Resources – Priority Table**

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

The Eugene-Springfield Home Consortium tracks HOME match contributions on a continual basis to ensure compliance with applicable HOME program regulations, which require a minimum 25% matching contribution. The following is a list of non-Federal public and private funding sources that are expected to be available for project development.

Since 2009, Springfield City Council has waived applicable land use application fees for affordable housing on a project-by-project basis in order to encourage the construction of affordable housing. The housing must remain affordable for a period of time, often aligning with the HOME funding period of affordability. In 2016, Springfield City Council took action to encourage Accessory Dwelling Units (ADUs), including revising the development code to make it easier to build an ADU. The City is also temporarily waiving the City’s system development changes for ADU’s through June 30, 2022.

Property Tax Exemptions: Twenty-year exemptions from property taxes have been awarded on a project-by-project basis to low-income housing developments. Generally based on the benefits provided to the community and the duration of the low-income housing commitment, property tax exemptions are eligible as HOME match. The amount of match credit is calculated as the current discounted cash value of the tax exemption. After the State of Oregon extended the sunset date for this program, Eugene City Council followed suit in April 2011 by voting unanimously to extend the program at the local

level. Springfield City Council reinstated this program in 2018.

Other Federal Resources Used at the Local Level: Federal Low-income Housing Tax Credits are allocated by the State of Oregon and are used to subsidize rental housing developments that are affordable to persons with incomes below 60% AMI. Area projects have typically applied for the 9% tax credits in order to serve a lower-income population. The 9% tax credits are more desirable but statewide demand greatly exceeds available funding.

**If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

The City of Springfield does not own a lot of land itself that could be put toward affordable housing, but is looking at what it has, as well as land owned by other public agencies, to determine whether certain properties are well suited for affordable housing.

**Discussion**

The resources under the direct control of the two cities include the CDBG and HOME funding for affordable housing. This funding is used strategically to leverage other funds and volunteer contributions.

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Increase the supply of affordable housing	2020	2024	Affordable Housing		Renters Needs Non-homeless Special Needs Populations	CDBG: \$641,000	Rental units constructed: 50 Household Housing Unit Other: 1 Other
2	Rehabilitate existing housing stock	2020	2024	Affordable Housing		Owner Needs Non-homeless Special Needs Populations Low-Income Areas & Areas of Slums and Blight	CDBG: \$180,000	Homeowner Housing Rehabilitated: 60 Household Housing Unit
3	Provide down payment assistance for home ownership	2020	2024	Affordable Housing		Owner Needs	CDBG: \$11,000	Direct Financial Assistance to Homebuyers: 4 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Support human services delivery system	2020	2024	Homeless Non-Homeless Special Needs Non-Housing Community Development		Homelessness Needs Non-homeless Special Needs Populations	CDBG: \$606,214	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1000 Persons Assisted Public service activities other than Low/Moderate Income Housing Benefit: 12000 Persons Assisted Other: 3 Other
5	Administration	2020	2024	Administration		Renters Needs Owner Needs Homelessness Needs Non-homeless Special Needs Populations Low-Income Areas & Areas of Slums and Blight	CDBG: \$133,391	

Table 8 – Goals Summary

**Goal Descriptions**

1	<b>Goal Name</b>	Increase the supply of affordable housing
	<b>Goal Description</b>	Aim to help create new affordable housing units in Springfield by helping to acquire land for a local non-profit.
2	<b>Goal Name</b>	Rehabilitate existing housing stock
	<b>Goal Description</b>	Aim to continue to assist low-income homeowners with needed home repairs.
3	<b>Goal Name</b>	Provide down payment assistance for home ownership
	<b>Goal Description</b>	Aim to assist first-time, low-income households with a deferred payment 0% loan to help buy a home in Springfield.
4	<b>Goal Name</b>	Support human services delivery system
	<b>Goal Description</b>	<p>Aim to continue funding local nonprofit service providers through the Lane County Human Services Division, Catholic Community Services G Street OASIS program for homeless families with children, non-profit capital improvements, and housing stability counseling and assistance. The latter activity also supports the strategy to Remove Barriers to Affordable Housing.</p> <p>Three (3) non-profit facilities are estimated to be improved through this Action Plan, as indicated by the "Other" goal outcome indicator.</p>
5	<b>Goal Name</b>	Administration
	<b>Goal Description</b>	Administer the planning, management, implementation, and monitoring of the entire CDBG program.

## AP-35 Projects - 91.420, 91.220(d)

### Introduction

Through this Action Plan, Springfield is allocating funding to help a non-profit acquire land to ultimately develop new affordable rental housing in Springfield, to continue helping low-income homeowners through its Home Repair Program, continue helping low-income first time homebuyers with downpayment assistance, help address human service needs with a contribution to the Human Services Commission, the G Street OASIS program, as well as funding for non-profit capital improvements and housing stability counseling and assistance. And finally, funding staff to carry out these projects and activities in accordance with federal requirements.

#	Project Name
1	Increase the Supply of Affordable Housing
2	Home Repair Program
3	Springfield Home Ownership Program
4	Human Services Operations
5	Non-profit Capital Improvements
6	Housing Stability Counseling and Assistance
7	Grant Planning and Administration

Table 9 – Project Information

### Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The City continues to identify needs to help low-income renters, homeowners, homeless, and special needs populations. The City continues to identify need and success with the Home Repair Program and the SHOP downpayment assistance program, as well as the public services contribution to the Human Services Commission. Through a 2020 Request for Proposals, the City was made aware of local needs and requests for non-profit capital improvements, housing stability counseling, and an identified development project to help increase the supply of affordable housing.

The principal obstacle to addressing underserved needs is the level of financial resource available to address the needs. Springfield continues to explore options for lending funds to projects in lieu of one-time grants and establishing revolving loan funds to generate program income in an effort to expand future resources available for projects.

**AP-38 Project Summary**  
**Project Summary Information**

1	<b>Project Name</b>	Increase the Supply of Affordable Housing
	<b>Target Area</b>	
	<b>Goals Supported</b>	Increase the supply of affordable housing
	<b>Needs Addressed</b>	Renters Needs Non-homeless Special Needs Populations
	<b>Funding</b>	CDBG: \$641,000
	<b>Description</b>	This project aims to help a non-profit developer acquire a piece of property, and assist with project pre-development costs, with the long-term aim to develop 50 new affordable housing units in Springfield. Acquisition of property and pre-development costs are anticipated to occur in FY2021, with completion of the development and leasing of the units in FY2022.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that this project will create 50 new affordable housing units, some of which will be larger, multi-bedroom units suitable for families with children.
	<b>Location Description</b>	To Be Determined.
	<b>Planned Activities</b>	Activities planned include acquiring land, and pre-development costs for project development.
2	<b>Project Name</b>	Home Repair Program
	<b>Target Area</b>	
	<b>Goals Supported</b>	Rehabilitate existing housing stock
	<b>Needs Addressed</b>	Owner Needs Non-homeless Special Needs Populations
	<b>Funding</b>	CDBG: \$180,000
	<b>Description</b>	Financial assistance program for very low-income homeowners for needed home repairs that enhance health, safety, or accessibility.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This program is estimated to serve 60 households, many of whom are elderly and extremely low-income.
	<b>Location Description</b>	City-wide

	<b>Planned Activities</b>	Springfield will pay for needed home repairs of homeowner housing such that the condition to be repaired must pose an immediate health or safety hazard to the occupant, or be an accessibility improvement, or will cause significant decay to the structure if left unabated. All work is performed by licensed and bonded contractors hired and paid by the City. Total allocation includes project delivery costs.
<b>3</b>	<b>Project Name</b>	Springfield Home Ownership Program
	<b>Target Area</b>	
	<b>Goals Supported</b>	Provide down payment assistance for home ownership
	<b>Needs Addressed</b>	Owner Needs
	<b>Funding</b>	CDBG: \$11,000
	<b>Description</b>	Direct financial assistance program for low-income first time homebuyers.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Number of individuals assisted is estimated at 4. This includes funding from this year's allocation, as well as previous years'.
	<b>Location Description</b>	City-wide
	<b>Planned Activities</b>	Springfield provides CDBG funds toward the downpayment and related costs to buying a home. The financial contribution is an interest-free loan with repayment note required until the home is sold, refinanced, or transferred. Springfield anticipates there to be continued funding available for this program from previous years' allocation as well, which will be added to this year's allocation. Funds allocated to this project include program delivery.
<b>4</b>	<b>Project Name</b>	Human Services Operations
	<b>Target Area</b>	
	<b>Goals Supported</b>	Support human services delivery system
	<b>Needs Addressed</b>	Renters Needs Owner Needs Homelessness Needs Non-homeless Special Needs Populations Employment Opportunities
	<b>Funding</b>	CDBG: \$100,043

	<b>Description</b>	The City of Springfield, City of Eugene, and Lane County collaboratively fund a regional effort through the Human Services Commission (HSC) to provide human services for low- and moderate-income persons by local non-profit agencies.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that 12,000 low-income and very low-income individuals and families will be served through this strategy.
	<b>Location Description</b>	City-wide
	<b>Planned Activities</b>	Springfield anticipated funds will go to help non-profits pay for staff operations. It is estimated the non-profits assisted will address food insecurity, community service needs, domestic violence victims, and at-risk families. Lane County is currently initiating a Request for Proposals from agencies that would ultimately be partially funded with the City's CDBG contribution. This project will also contribute funds for staff operation costs at the G Street OASIS program for homeless families with children.
5	<b>Project Name</b>	Non-profit Capital Improvements
	<b>Target Area</b>	
	<b>Goals Supported</b>	Support human services delivery system
	<b>Needs Addressed</b>	Renters Needs Owner Needs Homelessness Needs Non-homeless Special Needs Populations Employment Opportunities
	<b>Funding</b>	CDBG: \$475,171
	<b>Description</b>	This project aims to assist local non-profits with facility improvements, including acquisition, in order to help those agencies better serve low-income clients.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is anticipated that 1000 low-income persons will benefit from the activities served by this project.
	<b>Location Description</b>	City-wide

	<b>Planned Activities</b>	It is anticipated that this project will assist three non-profits as chosen through a Request for Proposals.
<b>6</b>	<b>Project Name</b>	Housing Stability Counseling and Assistance
	<b>Target Area</b>	
	<b>Goals Supported</b>	Support human services delivery system
	<b>Needs Addressed</b>	Renters Needs Owner Needs Homelessness Needs Non-homeless Special Needs Populations
	<b>Funding</b>	CDBG: \$31,000
	<b>Description</b>	Springfield plans to help fund a local non-profit to provide housing stability counseling and assistance for low-income residents.
	<b>Target Date</b>	6/30/2021
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	City-wide
	<b>Planned Activities</b>	This activity would help fund staff operation costs at the Lane County Legal Aid office of Oregon Law Center to provide civil legal services that address housing legal issues. The funds allocated include estimated project delivery costs.
<b>7</b>	<b>Project Name</b>	Grant Planning and Administration
	<b>Target Area</b>	
	<b>Goals Supported</b>	Administration
	<b>Needs Addressed</b>	Renters Needs Owner Needs Homelessness Needs Non-homeless Special Needs Populations Employment Opportunities Low-Income Areas & Areas of Slums and Blight
	<b>Funding</b>	CDBG: \$133,391
	<b>Description</b>	Grant management, including administration and planning. Funded amount is 20% of FY2021 entitlement funds, plus a % of FY2020 program income.

<b>Target Date</b>	6/30/2021
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
<b>Location Description</b>	Most often at City Hall, virtually given the global pandemic, and at other locations in the region when collaborating with partner agencies.
<b>Planned Activities</b>	This activity primarily funds staff costs, and other related eligible costs to administer the program. Activities include preparation and management of the Consolidated Plan, Action Plan, and CAPER, including implementing the Citizen Participation Plan with community members and the City Council. It also includes conducting environmental reviews, managing contracts, monitoring, and reporting on outcomes. This activity also funds training, as needed, and may include eligible administration of HOME-related activities.

**AP-50 Geographic Distribution - 91.420, 91.220(f)**

**Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed**

This section is only required if geography was used to determine funding allocation priorities or if the jurisdiction identified one or more target areas in Strategic Plan. Springfield has not done either.

The Home Repair program, downpayment assistance program, and non-profit human service delivery system are all eligible to occur and serve residents City-wide.

**Geographic Distribution**

Target Area	Percentage of Funds

Table 10 - Geographic Distribution

**Rationale for the priorities for allocating investments geographically**

N/A

**Discussion**

N/A



## **AP-85 Other Actions - 91.420, 91.220(k)**

### **Introduction**

Through its CDBG funding allocation, general fund allocations, implementation of its housing programs, development and implementation of an affordable housing strategy, and continued collaboration with the City of Eugene and Lane County, Springfield aims to enhance coordination between public and private housing and social service agencies, develop institutional structure, increase affordable housing units, and reduce the number of poverty-level families. Springfield will also strive to address obstacles to meeting underserved needs and foster and maintain affordable housing.

### **Actions planned to address obstacles to meeting underserved needs**

Springfield continues to support the G Street OASIS program in Springfield which assists homeless families with children with a decentralized day-use space and case management. Springfield's choice to fund non-profit capital improvements was so those non-profits could better serve their clients, given current obstacles of vandalism and the loss of an office space.

Springfield continues to explore options for lending funds to projects in lieu of one-time grants in an effort to expand future resources available for projects.

### **Actions planned to foster and maintain affordable housing**

City Council is implementing an affordable housing strategy, which includes efforts to incentivize building new housing units at all price points. Land acquisition, system development charge waivers, development fee waivers, property tax exemptions, and development code changes are being discussed to balance both the limited resources the City has available, but also to address the housing need, particularly for low-income residents.

Springfield also continues to ensure its programs that provide assistance to low-income households for emergency home repairs and downpayment assistance have sufficient funds, programs which foster and maintain affordable housing.

### **Actions planned to reduce lead-based paint hazards**

Springfield continues to educate housing program participants regarding lead-based paint hazards, and includes visual assessments and testing/remediation, as necessary, as a required step in the program qualification process for its emergency home repair and downpayment assistance programs.

### **Actions planned to reduce the number of poverty-level families**

Springfield continues to collaborate with Lane County and the City of Eugene in regional efforts to

reduce the number of poverty level families through participation on the Intergovernmental Human Services Commission and Poverty and Homelessness Board. Springfield continues to provide financial support of human service agency operations through the Human Services Commission.

### **Actions planned to develop institutional structure**

Springfield continues to collaborate with non-profit affordable housing developers and community agencies, public agency partners, and private industry to develop and operate projects and programs to deliver the outcomes associated with the goals of this Action Plan.

### **Actions planned to enhance coordination between public and private housing and social service agencies**

Coordination efforts between public assisted housing providers and private and government health, mental health and service agencies is an extremely important activity, particularly now, when a number of housing providers are including within their programs service components for the residents of their housing developments. Springfield continues to participate in discussions with Lane County and the City of Eugene regarding opportunities for enhanced communication and coordination between the regional Human Services Commission and Poverty and Homelessness Board.

### **Discussion**

N/A

## Program Specific Requirements

### AP-90 Program Specific Requirements - 91.420, 91.220(I)(1,2,4)

#### Introduction

The One Year Action Plan estimated revenues include PY2019 PI that we estimate will not be used during the final drawdown for PY2019, and will not yet have been reprogrammed. We anticipated receiving more PI before the end of the fiscal year, but we also know that with FIFO, we need to spend that PI in the next drawdown. So our total estimated amount below for PI received before the start of the next program year that has yet to be reprogrammed. Our aim in estimated revenues was to anticipate the amount of carryforward funds we would have as a result of the FIFO draw. The One Year Action Plan also estimates and plans for the use of additional program income that could be received in PY2020.

#### Community Development Block Grant Program (CDBG)

##### Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
<b>Total Program Income:</b>	<b>0</b>

#### Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

## **Discussion**

Of the program income the City received in FY2020, up to 15% of it is allowed to be used toward public services in the following year. A portion of that is included in this plan, and is contributing toward the strategy to "Support a Human Services Delivery System", including Human Services Operations and

As stipulated in CDBG regulations, Springfield anticipates that a minimum of 70% of CDBG funds in FY2021 will be used for activities that benefit persons of low and moderate income. Springfield has elected a consecutive period of three years to determine that the minimum overall benefit of 70% of CDBG funds is used to benefit persons of low- and moderate-income. FY2021 will be the first year of the next three-year period.